

077.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

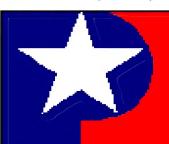
Total Card / 1,334,700

USE VALUE:

/ 1,334,700

ASSESSED:

/ 1,334,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRUMMA GREGG A &
Owner 2:	DRUMMA ALLISON
Owner 3:	

Street 1: 75 OLD MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LAWRENCE VIRGINIA C & JACQUELYN -

Owner 2: KARLGREN ADAM S -

Street 1: 75 OLD MYSTIC ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 16,190 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1992, having primarily Vinyl Exterior and 4464 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16190		Sq. Ft.	Site		0	70.	0.56	4									633,991						634,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							48709
							GIS Ref
							GIS Ref
							Insp Date
							01/26/15

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	707,800	0	16,190.	634,000	1,341,800	1,341,800	Year End Roll	12/18/2019
2019	101	FV	546,600	0	16,190.	634,000	1,180,600	1,180,600	Year End Roll	1/3/2019
2018	101	FV	546,600	0	16,190.	543,400	1,090,000	1,090,000	Year End Roll	12/20/2017
2017	101	FV	546,600	0	16,190.	507,200	1,053,800	1,053,800	Year End Roll	1/3/2017
2016	101	FV	546,600	0	16,190.	434,700	981,300	981,300	Year End	1/4/2016
2015	101	FV	541,600	0	16,190.	389,500	931,100	931,100	Year End Roll	12/11/2014
2014	101	FV	541,600	0	16,190.	360,500	902,100	902,100	Year End Roll	12/16/2013
2013	101	FV	541,600	0	16,190.	343,700	885,300	885,300		12/13/2012

SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
LAWRENCE VIRGIN	65295-143		4/30/2015		975,000	No	No			
LAWRENCE VIRGIN	61839-53	Family	5/21/2013		440,000	No	No			
LAWRENCE VIRGIN	55693-407	Convenience	10/28/2010		1	No	No			
BANKBOSTON TRUS	55318-310	Estate/Div	9/7/2010		1	No	No	F		
	19363-197		9/1/1988							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1992	267		94,600					72X25 ADD/REM 1ST

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2016	Sales Review	PT	Paul T
1/26/2015	Meas/Inspect	PT	Paul T
3/5/2009	Meas/Inspect	163	PATRIOT
4/24/2000	Inspected	263	PATRIOT
4/3/2000	Missed Appt.	276	PATRIOT
11/8/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
3/15/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

